



Landlord Notes

A Newsletter for San Diego County Housing Authority Rental Assistance Program Owners and Managers

Winter 2009

Title VIII of the Civil Rights Act of 1968 (Fair Housing Act), as amended, prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, based on race, color, national origin, religion, sex, or familial status.

Owner Education Seminars

We are offering **free** Owner Education Seminars. If you are a Section 8 landlord/owner and would like more information regarding the program, please sign up to attend one of our **free** seminars. Topics will include an overview of the Section 8 program, Housing Quality Standards (inspection requirements), and family and owner responsibilities. You will have an opportunity to ask questions and interact with other owners and Housing Authority staff.

The seminars are scheduled for January 16, 2009 at 9:00 AM, April 7, 2009 at 2:00 PM and July 20, 2009 at 10:00 AM. These seminars will take place in our office located at 3989 Ruffin Road, San Diego, CA 92123.

If you are interested in attending please RSVP to Bonnie Petrach at (858) 694-4810 or bonnie.petrach@sdcounty.ca.gov.

Violence Against Women Act 2005 (VAWA)

VAWA affords rights to victims of domestic violence, dating violence or stalking who are applicants or participants of the Section 8 Rental Assistance Program.

VAWA places restrictions on evictions from Section 8-assisted housing, and denial or termination of Section 8 benefits. A family cannot be evicted or lose its Section 8 benefits solely because a household member was the victim of domestic violence, dating violence, or stalking.

For more information, contact the U.S. Department of Justice (DOJ) at 202-307-6026 or check the DOJ website at www.ovw.usdoj.gov/vawa.htm



Go Direct

Direct deposit is the safest and fastest way to get your rental income. The benefits of the direct deposit are as follows:

- There are no risks of lost or stolen checks.
- Payments can be posted to your account the day the check is issued. It allows you to access your money earlier than check deposits and there is no waiting for checks to clear.
- It can save you trips to the bank and help you avoid long lines at the tellers or ATMs.

If you are interested in signing up for direct deposit, please contact our Fiscal unit at (858) 694-4862. You may also access the direct deposit form at www.sdhcd.org under Landlord resources.

Sign up now — it's easy!



Community Outreach

We are committed to educating owners, managers, and the public on the Section 8 Housing Choice Voucher Program. To help our outreach efforts, we have a Speakers Bureau that is available to provide speakers to groups and public events that have attendees who are interested in our programs. We hope that you will let others know about this service.

To request a speaker, contact Jafar Izadi at (858) 694-4834 or jafar.izadi@sdcounty.ca.gov.

Tenant-Landlord Information

Information regarding tenant-landlord issues may be found on the following websites. This information is provided as a service to landlords. The Housing Authority of the County of San Diego neither represents, endorses, nor verifies the quality, accuracy or reliability of these websites.

North County Lifeline
Fair Housing, Mediation, Legal Clinic
www.nclifeline.org

Nolo Press
California Tenant Rights Book
The Eviction Defense Manual
California Tenant's Law Book: Rights and Responsibilities
www.nolo.com

Department of Consumer Affairs
Tenant Information, Small Claims Information, Other Consumer Information
www.dca.ca.gov

Department of Fair Employment and Housing
California Fair Housing Issues
www.dfeh.ca.gov

Department of Housing and Urban Development
Federal Housing Issues, Fair Housing, Section 8
www.hud.gov

California Codes (Laws)
www.leginfo.ca.gov/calaw.html

San Diego Vector Control
Pests and complaints
www.co.san-diego.ca.us/deh

San Diego County Apartments Association
Landlords Hotline
858-278-8070

Consumer Credit Counseling Service
www.consumercredit.com

Management International Credit Counseling Services
www.moneymanagement.org

Springboard Non-Profit Consumer Advocate
Credit Counseling
www.credit.org

National Conflict Resolution Center
Mediation Services
www.ncrconline.com

